



TO LET - UNITS WITH REFURBISHED WELFARE FACILITIES 2,680 - 7,265 SQ FT (249.2 - 674.9 SQ M)

Rent: £30,000 - £78,000 Per Annum

Units 1 2 5 7/8 & 12
Ozdil House
River Way
Harlow
Essex
CM20 2DR

- Electric loading door
- Three phase power
- LED lighting
- Fenced & gated car park/loading

UNITS 1 2 5 7/8 & 12, OZDIL HOUSE, RIVER WAY, HARLOW, ESSEX, CM20 2DR

Location

Forming part of the established and popular Riverway situated close to junction 7 of the M11 approx 8 miles North of the M25. This location benefits from ease of access to the A414, M11 and A10. Harlow has a Mainline Train Station providing a regular service to London (Liverpool Street) in approx. 39 mins.

The Property

Forming part of a larger building, the premises have been sub-divided to form smaller units each with office and welfare facilities. There are individual loading doors and separate services.

Externally, on-site parking is allocated.

Accommodation

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit 1 ground floor	2,619	243.31
Unit 1 first floor	842	78.22
Unit 2 ground floor	2,585	240.15
Unit 2 first floor	852	79.15
Unit 5 (client)	2,680	248.97
Unit 7/8 ground floor	2,711	251.85
Unit 7/8 first floor	185	17.19
Unit 12	7,265	674.92
TOTAL	7,265	674.92

Terms

To be let on a new full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

Figures

Unit 1 - £39,600pax

Unit 2 - £36,000pax

Unit 5 - £30,000pax

Unit 7/8 - £48,000pax

Unit 12 - £78,000pax

Costs

All other outgoings payable in addition.

VAT

VAT is payable in addition.

Legal Costs

Our client uses an in-house agreement.

Energy Performance Certificate (EPC)

In the process of being prepared.

References/Accounts

A rent deposit is payable subject to accounts/references.

Business Rates

On application.

Agents Note

All figures quoted are exclusive of VAT (if applicable)

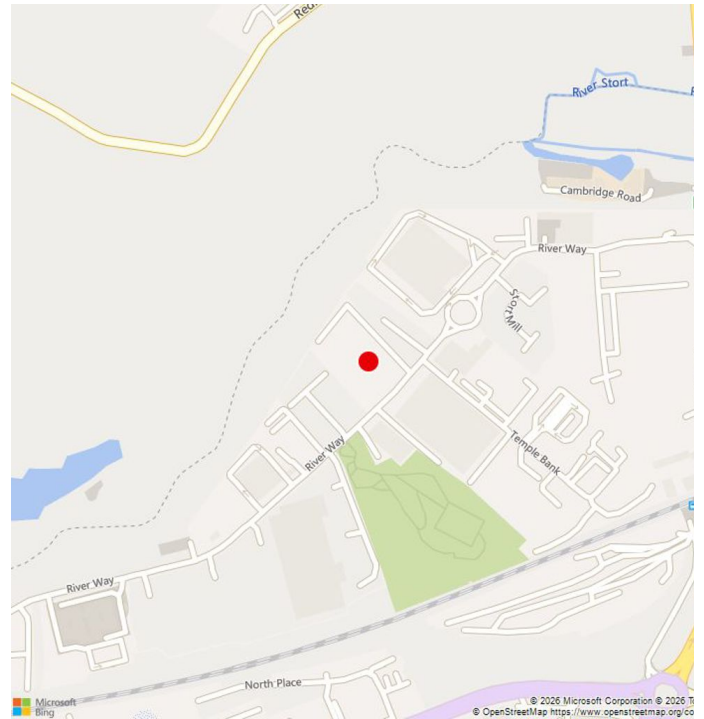
No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



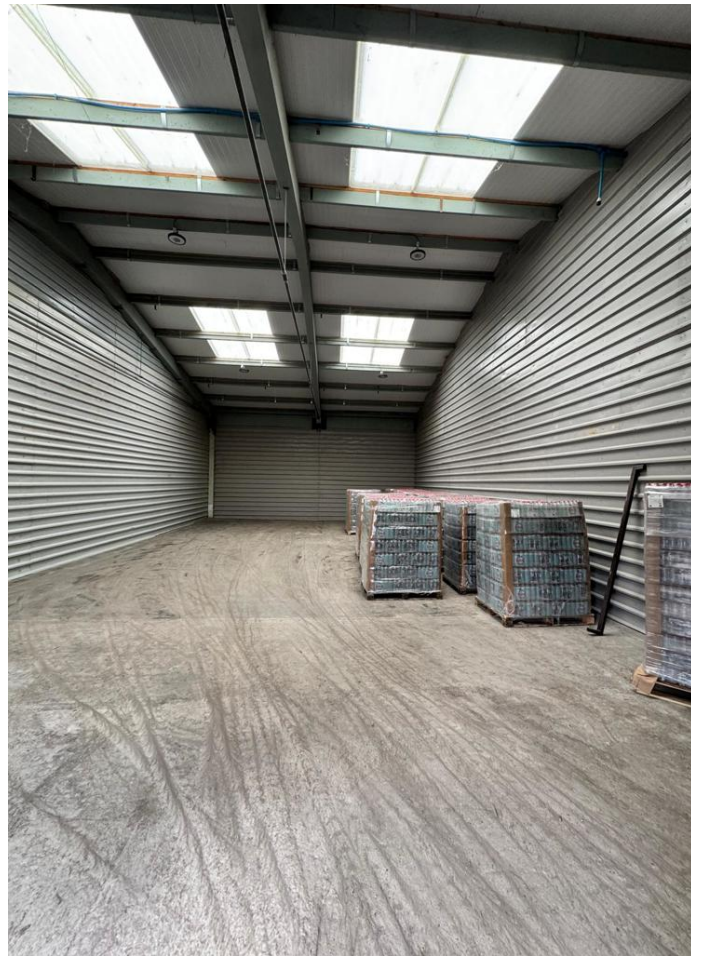
Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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info@branchassociates.co.uk | www.branchassociates.co.uk

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